

HORSETHIEF BASIN RESORT
Seven Miles Southeast of Crown King
Prescott National Forest
Crown King Vicinity
Yavapai County
Arizona

HABS NO. AZ-158

HABS
ARIZ,
13-CROWNK.V,
1-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Western Region
Department of the Interior
San Francisco, California 94107

HISTORIC AMERICAN BUILDING SURVEY

HORSETHIEF BASIN RESORT

HABS No. AZ-158

HABS
ARIZ,
13-CROWNK.V,
1-

Location:

The resort is located in the Bradshaw Mountains
about seven miles southeast of Crown King, Arizona
Crown King vicinity
Yavapai County, Arizona

USGS Crown King Quadrangle (7'5), Universal

Transverse Mercator Coordinates:	Z	E	N
	12	381460	3781759

Present Owner:

Don Yeager (Buildings-Ten cabins and General Store)

Prescott National Forest (Land)

Present Use:

Summer Resort

Significance:

The Horsethief Basin Resort, including the ten cabins and general store, is significant for its association with the development of recreational services and the construction of parks by the City of Phoenix between 1933 and 1937. Built in 1936-37, the Horsethief Basin Resort represents one of eleven new parks built by the City of Phoenix with the assistance of federal funds from the Public Works Administration (PWA) during this time frame. The site also includes additional depression era development associated with the Resort including a dance pavilion, a tennis court, playground equipment, a dam, and lean-to camping structures built by the Civilian Conservation Corp (CCC).

Part I. Historical Information

A. Physical History

1. **Date of erection:** The ten frame cabins and the general store building which comprise a portion of the Horsethief Basin Resort Area were constructed between September 1936 and May 1937. The architectural plans for those structures, prepared by the firm of Lescher and Mahoney, are dated May 28, 1936. The City of Phoenix had awarded the contracts for the construction of those eleven buildings and related improvements by June 21, 1936. In reference to when construction began on the buildings at the Horsethief Basin Resort, an article in the November 21, 1936, issue of the Arizona Republic stated that "Contractors started work early this fall on the improvements and new construction involved in the undertaking and all these facilities will be ready for use next summer." The City of Phoenix officially opened the Horsethief Basin Resort on May 29, 1937.

2. **Architect:** The prominent Phoenix architectural firm of Lescher and Mahoney designed the ten cabins and the general store at the Horsethief Basin Resort. Frederick A. Kiehler, William Z. Smith, A.H. Wahlman, and Oliver E. Winn were four of the five draftsmen responsible for drawing the construction plans. Royal W. Lescher was the supervising architect.

3. **Original and subsequent owners:** The City of Phoenix owned the General Store and ten cabins at the Horsethief Basin Resort from 1937 to 1966. Between 1966 and 1992 the buildings have had three owners including John Miller, Jack August, and Don Yeager. The present owner, Don Yeager, has owned the buildings since 1980.

4. **Builder, contractor, suppliers:** The Phoenix contracting firm of Johnson and Son Building Company built the ten cabins and the general store at the Horsethief Basin Resort. The firm's founder, Carl O. Johnson, originally moved to Phoenix in 1919. A native of Sweden, Johnson emigrated to the United States in 1910.

5. **Original plans and construction:** Between April 1935 and May 1936, two separate sets of plans were developed for the City of Phoenix' development of the park at Horsethief Basin. Architects Wallingford and Bell prepared the original set of plans, which were not built, in the spring of 1935. The architectural firm of Lescher and Mahoney prepared a second set of plans in May 1936 which were built during the course of the next year.

The plans prepared by Wallingford and Bell featured a resort hotel, twenty stone cabins representing five different models, and a dance pavilion. The City of Phoenix opened the bids for the construction of the buildings designed by Wallingford and Bell along with related construction including water and sewer systems, power lines, a pumphouse, a boys hotel and bunk house, shower rooms, tennis court, and playground equipment in early April 1936. The City of Phoenix accepted low bids

totaling \$123,368 for that work by April 24, 1936.

However, throughout 1935 and early 1936, a debate had arisen within the City of Phoenix and the Parks Board about how the limited funds available for parks construction should be allocated. This debate came to a climax during the 1936 city elections. After being inaugurated in May 1936, newly elected mayor John H. Udall, who had advocated during his campaign that the original parks program be followed as closely as possible, appointed a new Parks Board, with the exception of the Chairman, and reevaluated the revised park plans of the previous administration. The two park plans most significantly impacted by this reevaluation were the new "Class A" park (Encanto Park) and the resort development at Horsethief Basin. First, the Norton House remodeling and the construction of the Caddy Masters Office at Encanto Park were eliminated in order to reduce costs. Second, the original bids for the Horsethief Basin Resort were rejected, plans simplified, and new bids requested. Those actions ultimately resulted in an overall savings of about \$50,000, which provided sufficient funds for a Clubhouse, a Boathouse, a golf locker house, and a bandshell at Encanto Park.

After the original plans and bids for the work at Horsethief Basin were rejected, the City of Phoenix hired the architectural firm of Lescher and Mahoney to prepare alternate plans for the resort. While their plans, prepared in late May 1936, were similar in design to the original Wallingford and Bell plans, there did exist significant changes including using wood instead of the more expensive stone construction for the cabins and the dance pavilion, and the addition of a general store building. After being approved by the City of Phoenix, Lescher and Mahoney's plans for the ten cabins, general store, and dance pavilion along with related resort utility construction, a tennis court, and the installation of playground equipment were let out to bid in early June 1936. By June 21, 1936, the City of Phoenix had awarded the contracts for the Horsethief Basin Resort development with bids for the entire project totaling \$90,272. The Phoenix contracting firm of C.O. Johnson and Son was awarded the contract to build the general store, the ten cabins, the dance pavilion, and related excavation and concrete work for \$32,568.

Microfilmed copies of both Wallingford and Bell's and Lescher and Mahoney's plans for the Horsethief Basin Resort are located at the Phoenix Engineering Department, Central Files.

6. Alterations and additions: Between 1980 and 1991 Don Yeager, the current owner of the cabins in Horsethief Basin Resort, made several alterations to the ten cabins and the general store. The alterations are primarily to the interior of the buildings. Those alterations include adding walls to create more bedrooms and upgrading the kitchen facilities. The general store has had more extensive alterations. The changes include the removal of several interior walls, enclosing most of the porch, and adding rooms to the rear of the building.

B. Historic Context

The largest municipal parks expansion and development program in the history of Phoenix began in 1933. When the last elements of the program were completed in 1937, the city had increased the number of its public parks from three to fourteen and had vastly changed the complexion of its parks and recreational facilities. The Horsethief Basin Resort, located seven miles southeast of Crown King, Arizona, represented one of these new park developments.

Prior to 1933, there was relatively little park development in Phoenix. For example, by 1920 Phoenix had only 45.5 acres of public parks. Factors which contributed to the limited park space in Phoenix included its "small population, the commitment of developers to low-density residential housing, and the vast amount of open space in the valley."

However, by the 1920s Phoenix' city leaders had begun not only to recognize the need to expand the existing park system, but also the potential economic benefit associated with such an expansion. There were at least four important factors which lead city officials and prominent Phoenix citizens to this conclusion. First, the population of Phoenix was growing at a rapid pace. That increase generated a need for more park space. Second, the creation of a comprehensive system of public parks in Phoenix was fueled by the concepts of the Public Recreation Movement of the 1920s. Parks were no longer envisioned as passive gardens with green lawns, walkways and shade trees, but as areas where public recreation of all types could be enjoyed by local residents. Third, advocates of an expanded parks system argued that the program, when completed, would draw thousands of winter residents and visitors to Phoenix by providing recreational facilities for their enjoyment. The program, according to civic leaders, would provide "much needed municipal improvements designed particularly to heighten the city's attractiveness as a winter resort." Those tourists would in turn provide much economic benefit for Phoenix. Lastly, organizations such as the Phoenix Resort Committee and the Phoenix Chamber of Commerce argued that each summer a "minor business depression" occurred in Phoenix because a significant number of people left the city in search of more pleasant climate conditions. Both of those organizations believed an expanded parks system would help combat the summer flight. To that end, the Phoenix Chamber of Commerce organized a public park campaign while the Phoenix Resort Committee "proposed that the city develop a public resort in the Horsethief Basin area of the Bradshaw Mountains in order to 'keep Phoenix money in Arizona' during the summer vacation period."

Despite the interest in expanding the Phoenix park system in the 1920s, it was not until the city's annual budget hearings in the summer of 1933 that proponents of the expanded parks program succeeded in convincing the city commissioners to earmark \$31,600 for parks improvements. Spearheading the drive for expanded municipal recreational facilities was William G. Hartranft, then chairman of the recently formed Planning and Zoning Commission; George H. Hillis, vice chair of the Commission; and key members of the Phoenix Chamber of Commerce, including architect Leslie J. Mahoney, president

of the chamber, and Eben E. Lane, chairman of its parks and playgrounds committee. The money was already available from the parks and playgrounds fund, which had been established in 1929 and financed specifically by commercial leases on the City Hall Plaza. The city commission was "thoroughly sold" on the parks program and authorized three initial projects: a swimming pool at Grant Park, a bath house at University Park, and a baseball diamond and playground equipment at Eastlake Park.

The construction of the bath house at University Park was the first project in what would become a four year long parks development construction program. Ground was broken in July 1933, a week after the city budget was formally adopted. It was designed by city archeologist Odd S. Halseth who was in charge of the municipal park at Pueblo Grande Ruins. The modest budget for the building was augmented by the Maricopa County Welfare Board and the Phoenix Labor Council who provided the laborers and skilled craftsman for the work.

The construction efforts beginning in 1933 were only part of a larger program of parks expansion envisioned by the city and parks planners. Implementation of the entire program, however, would require substantial financing and could not be accomplished by modest revenues from the parks fund.

Ironically, the Great Depression acted as the catalyst in the realization of the expanded parks development in Phoenix. New Deal programs, begun during President Roosevelt's First One Hundred Days, provided financial opportunities to undertake public works projects in Phoenix and provide for unemployment relief. New programs administered by the Public Works Administration (PWA) of the Emergency Relief Administration (ERA) were authorized by Roosevelt in the fall of 1933. They provided grants and loans to municipalities for projects that met four criteria: the usefulness of the project, the ability to provide a maximum of employment, the promptness that the project could begin, and the extent of the unemployment in the community.

The parks system envisioned by city planners was put before the Phoenix voters in December 1933 as part of a \$1.9 million public works improvement bond election. When approved, purchase of bonds, plus some outright grants, would be undertaken by the Public Works Administration. The successful proposition was the largest bond election in Phoenix at that time. The greatest portion of the public works improvement project, totaling \$915,000 was earmarked for the parks program.

In 1933, Phoenix voters also approved an amendment of the city charter establishing a Parks, Playgrounds and Recreation Board. W.G. Hartranft was appointed chairman of the new board, a position he would hold until his death in 1943. Through his devotion to the development of the city's municipal parks and his direct involvement in much of its planning, he became known as "the father of the city parks system." A parks supervisor was hired to administer the program and its development in conjunction with the city manager. Architect Leslie J. Mahoney was appointed to that position and was succeeded in late 1934 by George Hillis. Hillis would retain that position until his retirement in 1944.

The proposed parks program included the acquisition and development of up to 320 acres for "Class A" park (the future Encanto Park), to include a golf course, lagoon, and AAU swimming pool; the development of the 2,600 acre Horsethief Basin recreational area as a summer resort; a district parks and playground acquisition and improvement program for two new "Class B" parks; and improvements at University, Eastlake, and Grant Parks. The program also called for the acquisition of nine "small child" or "Class C" parks of 1/3 to 1-1 1/2 acres each, to serve as playgrounds for pre-school children. \$15,000 was also allocated to the Pueblo Grande Archaeological Park to complete reconstruction of the ruin.

The program received approval from the PWA in January, 1934, and the City immediately requested proposals from land owners for the purchase of new park lands. By November, 1934, the City had purchased slightly over 200 acres for the new Encanto Park north of Encanto Boulevard between 13th and 19th Avenues. An additional 20 acres adjacent to the site and south of Encanto Boulevard was purchased for use as a district recreational or "Class B" park. The land was acquired from the J.W. Dorris estate, Dr. J.C. Norton, and the developers of the Encanto and Palmcroft tracts. Other new "Class B" parklands included 11 acres at Third and Oak Streets, 15 acres at 12th Street and Palm Lane, and an additional nine acres at Grant Park. A site in the Park View subdivision on south Central Avenue was also acquired for the construction of a Municipal Baseball Stadium. Plans for the various park sites and related buildings, were prepared by several architects, working in conjunction with Hartranft and Mahoney.

During early 1935, city officials pressed forward with plans for the park development at the Horsethief Basin Recreational Area, located approximately eighty miles northwest of Phoenix. The obvious difference between the Horsethief Basin development and the other parks created by the City of Phoenix in the 1930s centered on the fact that Horsethief Basin was not located within the city limits of Phoenix. However, city officials advocated the creation of a city park at Horsethief Basin because they believed that a recreational area constructed relatively close to Phoenix, but with a significantly cooler climate, would help offset the annual summer exodus from Phoenix. Located in the Prescott National Forest, the Horsethief Basin area filled those requirements in that it represented the "closest climatic relief (linear miles) to the Phoenix metropolitan area." The City of Phoenix gained access to the National Forest land due to Public Law 74-358 passed on August 27, 1935. The law authorized the Secretary of Agriculture to designate lands not to exceed 4000 acres within the Prescott National Forest for use by the City of Phoenix for a recreational area.

Local architects Vere O. Wallingford and Orville A. Bell designed the original plans for the development at the Horsethief Basin area in the spring of 1935. The ambitious plans included a resort hotel, twenty stone cabins, and a dance pavilion.

The first contracts were let for parks construction in Phoenix in the summer and early fall of 1935, including a contract with the O.F. Fisher Construction Company to construct the Barney Williams Dam at Horsethief Basin. However, no major buildings were approved

for construction at any of the proposed park sites. Higher than anticipated construction costs, and the budget limitations of the PWA loan hampered the original ambitious goals of the program during most of 1935 and early 1936. During that time the city council on two occasions approved modifications, revisions and some elimination of specific projects to try to meet budget constraints.

The most controversial revisions centered around the construction of Encanto Park. Preliminary plans for the park were completed in March, 1935, by architect L.M. Fitzhugh. His park plan included an 18-hole golf course, a lagoon for boating and to serve as the golf course water hazard, a bandshell and amphitheater, and a large clubhouse of "modified Spanish architecture." Bids received by the City, however, were well above the \$330,000 estimate for the park's total development. With several recreational projects already under construction and the city's desire to extensively develop the Horsethief Basin recreational area, there was no longer sufficient funds to complete the program as originally proposed.

The City Council under Mayor Jenckes' administration prepared a new breakdown of funding allocations for the parks projects, including revisions to the plan for Encanto Park, the centerpiece of the entire program. The result was the elimination of the lagoon, bandshell, amphitheater and clubhouse elements of the plan. The new plan proposed that a Caddy Masters Office be built adjacent to the existing Caddy House to serve the needs of golfers, and that J.C. Norton House be remodeled to serve as the park clubhouse.

The strong opposition to those revisions, voiced not only by Hartranft, but also by the Phoenix Chamber of Commerce (who had actively supported the parks program during the bond elections), became a major campaign issue during the 1936 elections.

Newly elected mayor John H. Udall, who had advocated during his campaign that the original parks program be followed as closely as possible, was inaugurated in May 1936. A complete new Parks Board, with the exception of Chairman Hartranft, was appointed and the revised park plans of the previous administration were reevaluated. The two park plans most significantly impacted by this reevaluation were Encanto Park and the resort development at Horsethief Basin. First, the Norton House remodeling and the construction of the Caddy Masters Office at Encanto Park were eliminated. Second the original bids for the Horsethief Basin Resort were rejected, plans simplified, and new bids requested. Those actions ultimately resulted in an overall savings of about \$50,000, which provided sufficient funds for a Clubhouse, a Boathouse, a golf locker house, and a bandshell at Encanto Park.

After the original plans and bids for the work at Horsethief Basin were rejected, the City of Phoenix hired the architectural firm of Lescher and Mahoney to prepare alternate plans for the resort. While their plans, prepared in late May 1936, were similar in design (especially in some of the cabin models) to the original Wallingford and Bell plans, there did exist significant changes including the use of wood instead of stone for the cabins and the dance pavilion, and the addition of a general store building. After being approved by

the Parks Commission, Lescher and Mahoney's plans for the ten cabins, general store, and dance pavilion, along with related resort construction including sewer and water lines, power lines from Crown King, a tennis court, and the installation of playground equipment were let out to bid in early June 1936. By June 21, 1936, the City of Phoenix had awarded the contracts for the Horsethief Basin Resort with the low bid for the entire project totaling \$90,272. This figure represented a savings of almost \$30,000 from the previous bids. The Phoenix contracting firm of C.O. Johnson and Son was awarded the contract to build the general store, the ten cabins, the dance pavilion, and related excavation and concrete work for \$32,568.

The City of Phoenix' development at Horsethief Basin was built between September 1936 and May 1937. The Horsethief Basin Resort was officially opened on May 29, 1937. On June 1, 1937, the entire city parks development program was formally accepted by the City Commissioners and the management turned over to the Parks, Playgrounds and Recreation Board. At its conclusion the program had included fifty-eight specific construction projects financed by the PWA. They ranged from landscaping improvements to the installation of playground equipment, to major building construction including the resort development at Horsethief Basin.

The Horsethief Basin Resort has functioned as a summer resort from its construction in 1937 through 1992. The City of Phoenix owned the Horsethief Basin Resort from 1937 to 1966. Due to a lack of operating funds, the City of Phoenix entered into a managing tenant agreement with R.E. Patton in 1937 and K.T. Palmer and Associates from 1938 until 1948 to operate the resort. In 1966 the City of Phoenix sold its interest in the Horsethief Basin Resort to John Miller at auction for \$10,200. Between 1966 and 1992 the resort has had three owners including John Miller, Jack August, and Don Yeager. The current owner, Don Yeager, has owned the General Store and ten cabins since 1980. Presently, the ten cabins are still rented out to summer visitors, although only a small portion of the General Store is open to the public.

Name / Title: Patricia A. Osmon, Associate Historian

Affiliation: Woodward Architectural Group

Date: October 30, 1992

Part II. Architectural Information

The Horsethief Basin Resort is located in the Prescott National Forest, in the Bradshaw Mountain Range. The resort is approximately seven road miles (11.27 Km) southeast of Crown King, Arizona, and thirty-six road miles (57.96 Km) west of Interstate 17. The general description of the site is T10N, R1E, NW 1/4, NW 1/4 of Section 32 and is approximately at an elevation of 6000 feet (1828.8 m). The basin and the resort lie within a Ponderosa pine forest with variable topography of mountain peaks, ridges, and washes. The roads leading to and within the basin are of packed earth and crushed granite that follow the natural contours of the land.

The original design for the Horsethief Basin Resort included a number of recreational facilities and areas, as well as complete development of water, sewer, and electrical utilities. The facilities included ten cabins built in two groups, and a General Store; a recreational area which included a Dance Pavilion, a picnic ground with a ramada and restrooms, a playground, and tennis, badminton, and horseshoe courts. A campground featuring 15 log slab lean-tos was built by the Civilian Conservation Corps (CCC) for the U.S. Forest Service. Utility development included the Barney Williams Dam and water storage reservoir, a pumphouse, waterlines and fire hydrants, sewer lines with a waste treatment facility, and electrical power lines. The design for the Horsethief Basin Resort was planned along the existing Senator Highway (Forest Service Road 52) which extended from Prescott to Black Canyon City, via Crown King. The Senator Highway became the central north-south road for the development. Secondary east-west roads were constructed to access the various developed areas.

The Barney Williams Dam and reservoir is located in the southwest area of the development. To the east of the dam, adjacent to Forest Service Road 52 is the Forest Service Campground. The recreational area is located in the northwest section of the site. The north group of cabins and general store is located west and adjacent to Forest Service Road #52. The south group of cabins is located southwest of the north group and is on a secondary road west of Forest Service Road 52.

The four cabins of the north group are arranged in an informal cul-de-sac with the primary entrances facing toward the center. The original designs illustrated that there were to be two cabins each of two different models, however only one model was built. The general store is downhill, south and west of the cabins and perpendicular to the entrance of the cul-de-sac. The south group of six cabins are arranged along a north-south roadway, on sloping terrain with the primary entrances facing west, toward the road. There are two cabins each of three different models.

The wood framed, rustic Bungalow Style buildings have gabled, wood shingled roofs and are sided with redwood weatherboard. The windows of the buildings are wood 2 over 2 lite, 3 over 3 lite, 4 over 4 lite, and 6 over 6 lite double hung sash. There are two types of wood exterior doors for the buildings. The first is a 1 over 1 panel stile and rail door where the top panel is a 6 lite fixed window, which is used only in the general store. The second is a tongue and groove batten door with wrought iron strap hinges and a pintle door latch. The south group of cabins have fired brick fireplaces with a concrete hearth and half a hewn log for a mantle. The north cabins have small open porches at the primary entrance and the south cabins have shed roofed porches supported by cased wood posts at the rear. The ceilings are of pressed wood boards with wood strips covering the seams. The interior

walls are plastered, or covered with modern paneling. The buildings have wood framed floors on wood stilts resting on concrete footings. The floors are covered with wood tongue and groove strips.

The original plans for the cabins were altered at the time of construction to accommodate the existing site conditions, or to reduce costs. They include relocating the primary entrance to the opposite wall where a window had been planned, and the porches of the south group were enclosed with a three foot high wood framed wall. Other changes from the plans were the deletion of the concrete floors and foundations of the south group and constructing wood framed floors on wood stilts resting on concrete footings. The tongue and groove batten interior doors were changed to two panel, stile and rail. The original design also included independent restroom facilities which were not constructed.

Cabin Model #1

The original design for cabin model #1, represented by cabins #6 and #9, has a rectangular plan measuring 27 feet by 19 feet overall. The arrangement of the interior spaces features a large living room, extending over half the length and the whole width of the cabin and providing access to the other rooms. The kitchen with a dining area is located on the southeast side of the living room. A walkthrough closet and the bathroom is on the southwest side of the living room. The sleeping area is incorporated into the living room.

The entrance to the cabin is from the west side into the living room. The door is slightly north of center on the primary facade. The windows are located on all elevations, except the north elevation, and are wood 4 over 4 lite double hung sash. The bathroom window is a wood 2 over 2 lite double hung sash. There is a bay window with three sash windows on the east wall at the dining area. A porch extends the length of the living room along the east elevation and is accessed by a doorway from the living room. The two exterior doors are opposite each other with the living room windows on the north side of the doors.

Interior features include two built-in bunk beds, which are located lengthwise on the north wall of the living room, separated by a closet. The dominate feature of the cabin is the fireplace, which is centrally located on the south wall of the living room. The doors to the kitchen and bathroom are on either side of the fireplace. The interior doors are stile and rail with two panels. The south wall of the kitchen contains a base counter with a sink and wall cabinets, with a window over the sink. The stove is opposite the sink on the north wall. In the bathroom is a wall sink, water closet, and a shower with a concrete floor. The bathroom window is centered on the west wall.

Cabins #6 and #9 have had few alterations. Between 1980 and 1991 an electric stove and base cabinets, with plastic laminated counters, were added to the west wall of the kitchen. The earlier stove was removed.

Cabin Model #2

The original design for cabin model #2, represented by cabins #5 and #10, has an irregular plan measuring 35 feet by 18 feet overall. The arrangement of the interior features a large central living room, extending the width of the cabin and providing access to the other rooms. The bedroom is entered through a wide doorway from the north end of the living room. The bathroom is entered from the east side of the bedroom. The kitchen and dining area is entered through a wide doorway from

the south side of the living room. The entrance to the cabin is from the west side into the living room. The door is slightly south of center on the primary facade. The windows are located on all elevations and are wood 4 over 4 lite double hung sash. The bathroom window is a wood 2 over 2 lite double hung sash. A porch extends the length of the living room along the east elevation and is accessed by a doorway from the living room. The two exterior doors are opposite each other with the living room windows on the north side of the doors.

Interior features include a built-in bunkbed, located lengthwise on the west wall of the bedroom and a closet in the northeast corner of the room. The window is in the east side of the north wall in the bedroom. The interior door leading to the bathroom is stile and rail with two panels. The bathroom contains a wall sink, water closet, and a shower with a concrete floor. The window is centered on the east wall. The kitchen sink and base and wall cabinets are on the west side of the south wall in the kitchen. There is a window over the sink. The stove is opposite the sink. There is a window centered on the east and west walls of the kitchen and dining area. The dominate feature of the cabin is the fireplace, which is centrally located on the west wall of the living room.

Two alterations to both cabins were made between 1980 and 1991. The east window of each living room was replaced with larger aluminum sliding windows and the interior doors were changed to hollow core doors. Alterations to cabin #5 included reducing the doorway width to the bedroom to two feet, removing the closet, enclosing the bathroom door, and making a new door on the bathroom's south wall. The wall that had separated the kitchen from the living room was removed and a plastic laminated open counter with an electric counter top stove was installed. The older stove was removed. A wall was placed perpendicular to the south kitchen wall, at the east end of the cabinets, creating a bedroom where the dining area had been located. A closet was added for the new bedroom on the east wall of the living room.

Alterations to cabin #10 include removing the bathroom and reconstructing it in the dining area. The bathroom is entered from the living room. The closet was removed from the bedroom. The bedroom and bathroom area was divided into two bedrooms and the south wall was moved approximately two feet into the living room. New closets were added to each bedroom on the new south wall. The window on the north wall was moved west to be centered in the west bedroom. The wall that had separated the kitchen from the living room was removed and a plastic laminated open counter with an electric counter top stove was installed. The older stove was removed.

Cabin Model #3

The original design for cabin model #3, represented by cabins #7 and #8, has a L-shaped plan measuring 29 feet by 19 feet overall. The arrangement of the interior features a central living room, extending the width of the cabin and providing access to the other rooms. The bedroom is entered through a wide doorway from the north side of the living room. The bathroom is entered through the west wall of the bedroom. One half of the bathroom is in the ell. The kitchen and dining area is entered through a wide doorway on the south wall of the living room.

The entrance to the cabin is from the west side into the living room. The door is located slightly south of center on the primary facade. The windows are located on all elevations and are wood 4 over 4 lite double hung sash. The bathroom window is a wood 2 over 2 lite double hung sash. A porch

extends the length of the living room along the east elevation and is accessed by a doorway from the living room. The west exterior door is opposite an east window and the porch exterior door is opposite a west window.

Interior features include two built-in bunkbeds, one located lengthwise against the west bedroom wall and the other lengthwise on the east end of the north wall. There are two closets in the bedroom, one opens to the north, the other to the west. There is a window between the beds on the north wall and another located in the center of the east wall. The bathroom features a wall sink, water closet, and a shower with a concrete floor. The window is centered on the west wall. The kitchen base counter and sink and wall cabinets are on the west half of the south wall of the kitchen. There is a window above the sink. The stove is opposite the sink. There is a window centered on the west wall of the kitchen and another on the south wall in the dining area. The dominate feature of the cabin is the fireplace, which is centered on the south wall of the living room, with the kitchen and dining area door located south of it.

At the time of construction the window and door on the east facade were switched in cabin #8. Now the two exterior doors are opposite each other. Between 1980 and 1991, interior alterations were made to the cabins. The common changes at this time were the addition of a new electric stove and plastic laminated counters to the west wall of the kitchen. In cabin #7 the west facing closet and the bunkbeds on the north wall were removed. The doorway between the living room and the bedroom was reduced in width and a wall with a hollow core door was added to make two equally sized bedrooms. In cabin #8 the doorway between the living room and bedroom was reduced in width and a diagonal wall with a hollow core door was added between the west closet and the edge of the bunkbeds on the north wall.

Cabin Model #4

The original design for cabin model #4, represented by cabins #1 through #4, has a L-shaped plan measuring 20 feet by 15 feet overall. The arrangement of the interior spaced features a living room, extending over half the length and the whole width of the cabin and providing access to the other rooms. The kitchen fills the remaining space of the main rectangle of the plan. A closet, that opens to the living room, and the bathroom, which is off the living room is located in the ell. The bedroom is incorporated into the living room.

Using cabin #4 as the example, the entrance to the cabin is from the north side into the living room. The door is west of center on the primary facade. The windows are located on all elevations and are wood 4 over 4 lite double hung sash. The bathroom window is a wood 2 over 2 lite double hung sash. A porch extends one half the length of the living room on the south elevation and is accessed by a doorway from the living room.

Interior features include a window centered on the west wall of the living room and another west of the south door. The bathroom contains a wall sink, a water closet, and a shower with a concrete floor. The bathroom window is centered on the north wall. The east wall of the kitchen includes a sink with base and wall cabinets and a stove opposite the sink. There is a window over the sink and another centered on the north wall.

Between 1980 and 1991, the porches were moved to the primary facade. In cabin #4, the walls between the living room and the kitchen were removed and a new electric stove and base cabinets were added to the east wall of the kitchen. The older stove was removed.

General Store

The General Store has a rectangular plan measuring 68 feet by 21 feet. The building is covered with a single gable roof. A recessed veranda is located under the roof on the east elevation and is 51 feet long by 8 feet deep. The original exterior sheathing of the wood frame building is 1" by 12" wood boards, lapped horizontally. The windows are evenly placed on all original elevations and are either wood 6 over 6, 3 over 3 double hung sash, or fixed lite wood sash. The exterior doors on the east elevation are 1 over 1 panel doors, with the top panel being a 6 lite fixed window. The original design of the General Store contained four primary interior spaces. The north one-fourth of the building functioned as the dining room. Adjacent and to its south was the kitchen with a related storage room. A caretaker's apartment and bathroom were located south and adjacent to the kitchen. Finally, a retail store room was located at the south one-quarter of the building. The interior spaces were substantially altered between 1980 and 1991. Following is a description of the original appearance of the interior.

The restaurant was entered through a door on the south side of the dining room, accessed from the veranda. The windows in this room were evenly placed on the north, east, and west elevations. They were all 6 over 6 double hung wood sash windows. The east exterior wall under the veranda contained 6 wood windows, also 6 over 6 double hung sash. A wood batten door evenly placed on the south dining room wall lead to the kitchen. In the kitchen, the sink and cabinets were on the west wall. Opposite the sink was the stove. On the north wall there was a pass-through window to the dining room. There was a 3 over 3 lite wood double hung window over the sink and an exterior door was on the west wall. The south wall contained a refrigerator, that was recessed in the wall, and two evenly placed doors. The western door lead to a store room for the restaurant. The second lead to a hallway between the restaurant and the caretaker's quarters. On the west wall of the hallway was the door to the bathroom. The bathroom contained a water closet, a wall sink, and a shower with a concrete floor.

A door at the south end of the hall lead to the caretaker's room. There was an exterior door and window evenly placed on the east wall. A 6 over 6 double hung wood window was located on the north end of the west wall. A closet with a wood batten door was located at the west end of the north wall. On the south wall, was a private entrance to the general store.

The main entrance to the store was on the south end of the east elevation under the veranda. There was a paired double hung 6 over 6 window on the east wall and one similar window on the south wall. The shelves and display cases of the store were arranged in a U-shape from west of the south window, along the west wall, to just west of the north door. There was also an island counter within the U-shaped cases.

Alterations to the building were made at two different times. The first alteration took place between 1966 and 1980. The change was the addition of a store room to the west of the kitchen. The room measures approximately 16 feet by 8 feet. The window over the sink may have been removed at this time.

The remaining changes took place between 1980 and 1991. Two more store rooms were added to the west side of the building, the first measuring approximately 14 feet by 8 feet, is attached to and south of the first added store room. The second, measuring approximately 16 feet by 12 feet, is attached to and north of the earlier store room. The southern window on the west wall of the dining room was removed and converted to a door. The east window in the kitchen was changed to a door. The east exterior wall under the veranda along the store room, caretaker's room, and the hallway were removed.

The southern 33 feet of the veranda was enclosed with a wood frame wall and three large single lite fixed windows on the east elevation. The original east wall was removed to the point of the enclosed veranda. There is an exterior door on the north wall of the enclosed veranda. A door was added between the enlarged kitchen and the southern wall of the building.

The wall between the store and caretakers room, the door from the caretakers room to the hallway, and the wall between the closet and the bathroom shower have been removed. The shower has also been removed. The shower opening has been blocked off and the east side of the shower is now a door leading to another bathroom. The west window of the caretakers room was changed to a door leading to the store rooms. A sunken fireplace and sitting area was added to the southeastern corner of the building. The original dimensioned lumber trusses were replaced with peeled log beams and rafters.

Name / Title: Jim Woodward, Architect
N. Christine Richards, Historic Architecture Associate

Affiliation: Woodward Architectural Group

Date: October 30, 1992

Part III. Sources of Information

A. **Architectural Drawings**

The location of the original Lescher and Mahoney drawings is unknown. Micro-filmed copies of the original drawings, dated May 28, 1936, are located at the City of Phoenix Engineering Department, Central Files.

C. **Interviews**

Don Yeager, November 14 and 15, 1991, Horsethief Basin Resort, Owner of cabins and general store.

D. **Bibliography**

Annual Reports. Parks and Recreation Department, City of Phoenix, 1948-1957. Located in the Government Documents Section, Hayden Library, Arizona State University, Tempe, Arizona.

Arizona Republic, 1933-1967. Various Issues.

Cane, A. Frances. "A Survey of Municipal Recreation in Phoenix, Arizona." Ph.D. diss., Arizona State University, 1944.

"Horse Thief Basin-Phoenix's Remote City Park." Arizona Days and Ways. May 31, 1959.

Hoy, Sullen M., and Michael C. Robinson, eds. Public Works History in the United States. The American Association for State and Local History, Nashville, Tennessee, 1982.

Janus Associates, Inc. City of Phoenix, Historical/Architectural Survey of City-Owned Properties. Planning Department, City of Phoenix, 1986.

Kotlanger, Michael J. "Phoenix, Arizona: 1920-1940." Ph.D. diss., Arizona State University, 1983.

McKie, James M. National Register Eligibility of Horsethief Basin Resort. National Forest Service, Prescott National Forest, 1988.

Phoenix Gazette, 1933-1937, Various Issues

Phoenix Parks and Recreation: Horsethief Basin File. Located in the Arizona Room, Phoenix Public Library, Phoenix, Arizona.

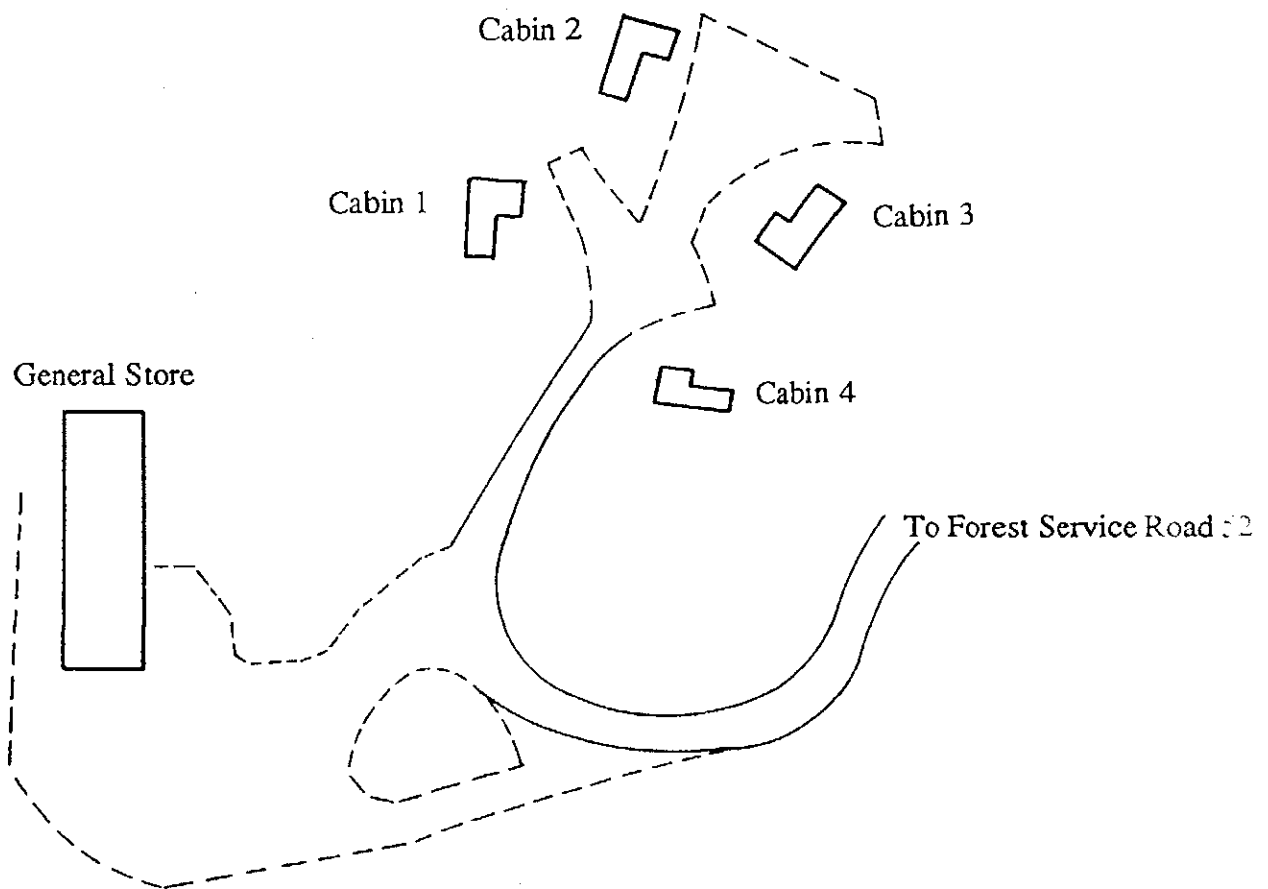
Three Giant Steps : 26 Years of Progress, 1934-1960. Parks and Recreation Department, City of Phoenix, 1959. Located at the Arizona State Department of Library, Archives and Public Records, Phoenix, Arizona.

Whiffen, Marcus. American Architecture Since 1780: A Guide to the Styles.
M.I.T. Press, Cambridge, Mass., 1976.

Yavapai County: Horsethief Basin File. Located in the Arizona Room at
Hayden Library, Arizona State University, Tempe, Arizona.

NORTH GROUP OF CABINS

Horsethief Basin Resort
HABS No. AZ-158 (Page 17)

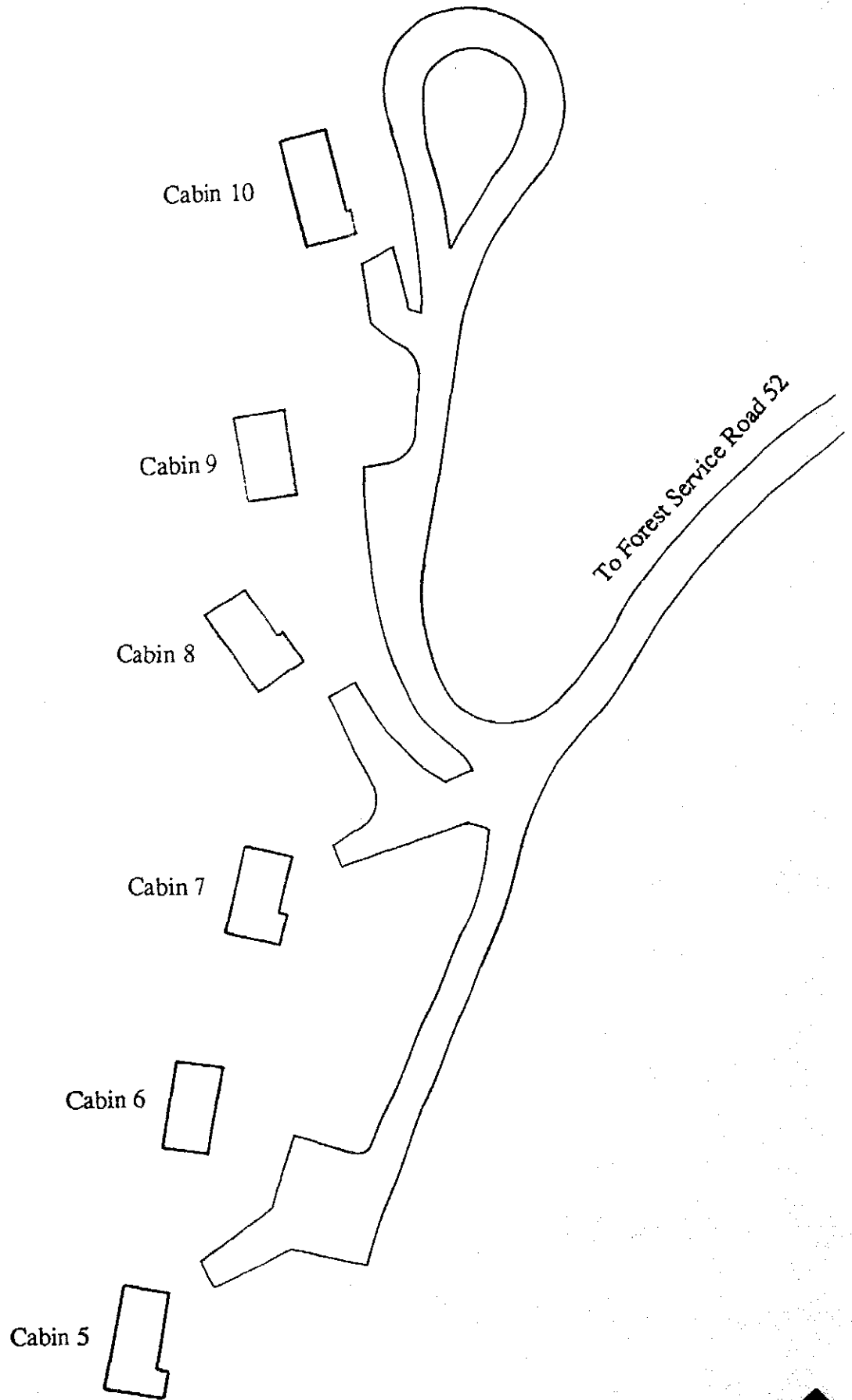


Scale: 1 : 50



SOUTH GROUP OF CABINS

Horsethief Basin Resort
HABS No. AZ-158 (Page 18)

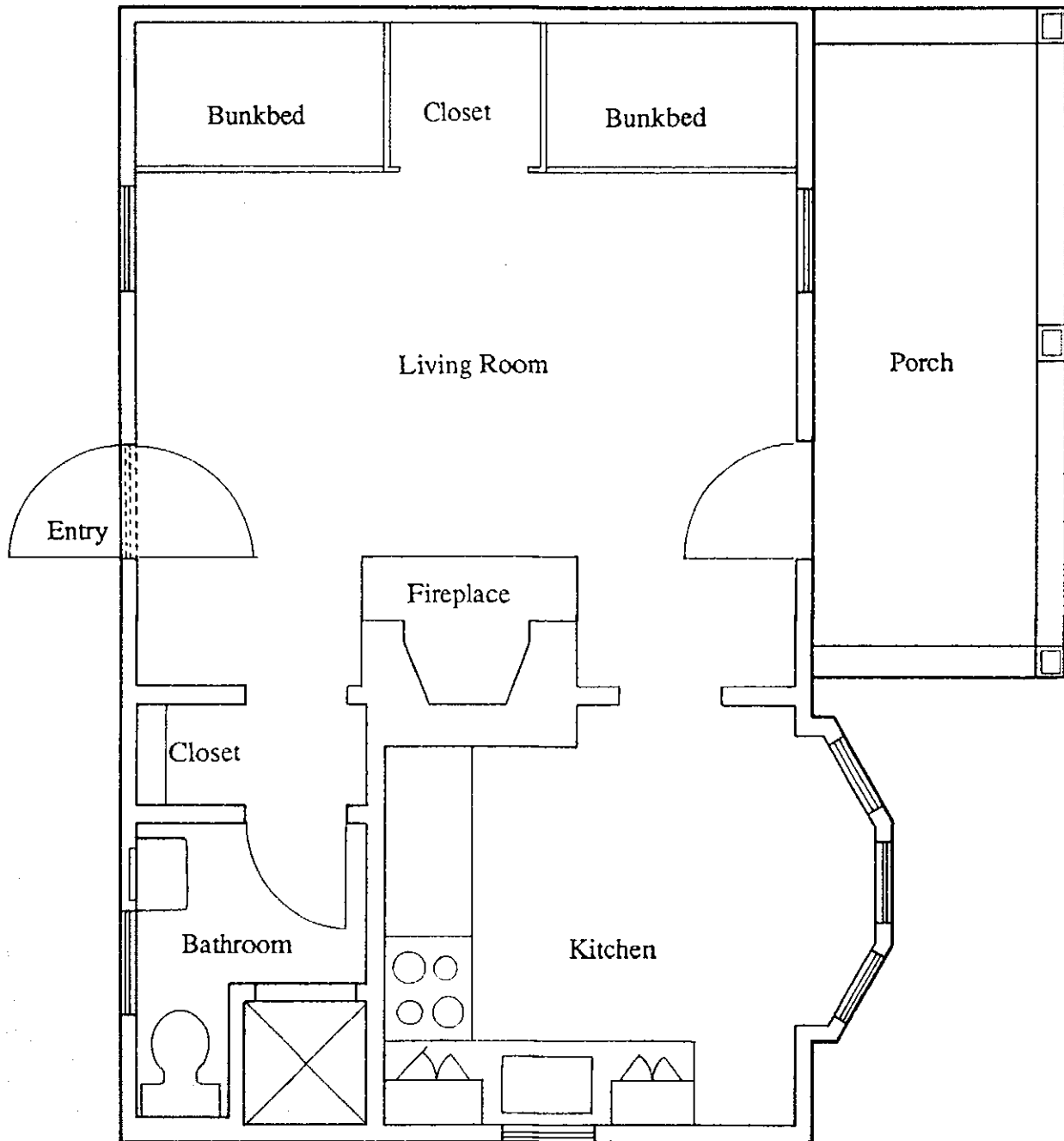


Scale: 1 : 50



Model #1 - Cabin #6

Horsethief Basin Resort
HABS No. AZ-158 (Page 19)



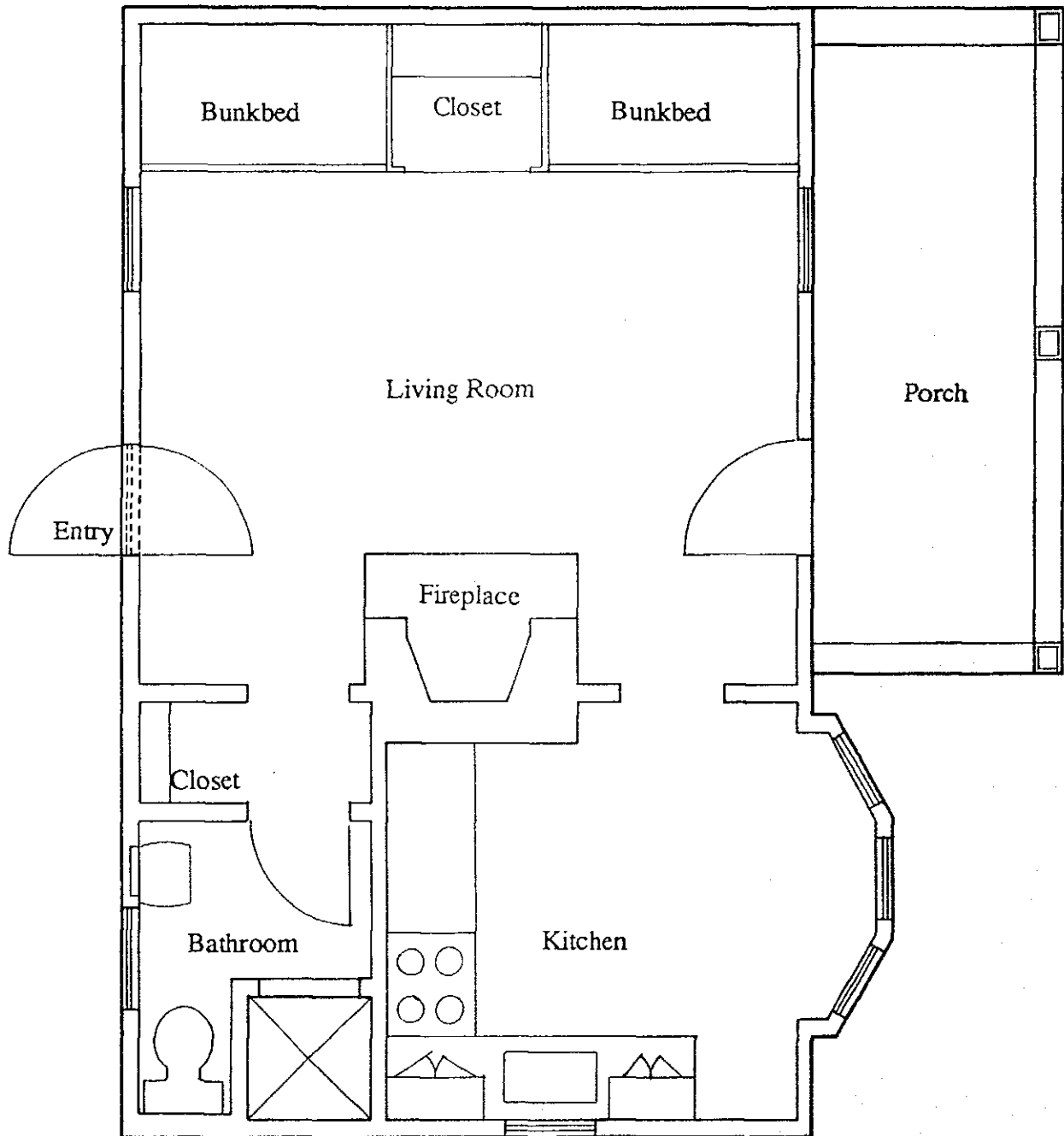
— Existing Feature
- - - - - Original Feature Removed

Scale: 1/4" = 1' - 0"



Model #1 - Cabin #9

Horsethief Basin Resort
HABS No. AZ-158 (Page 20)



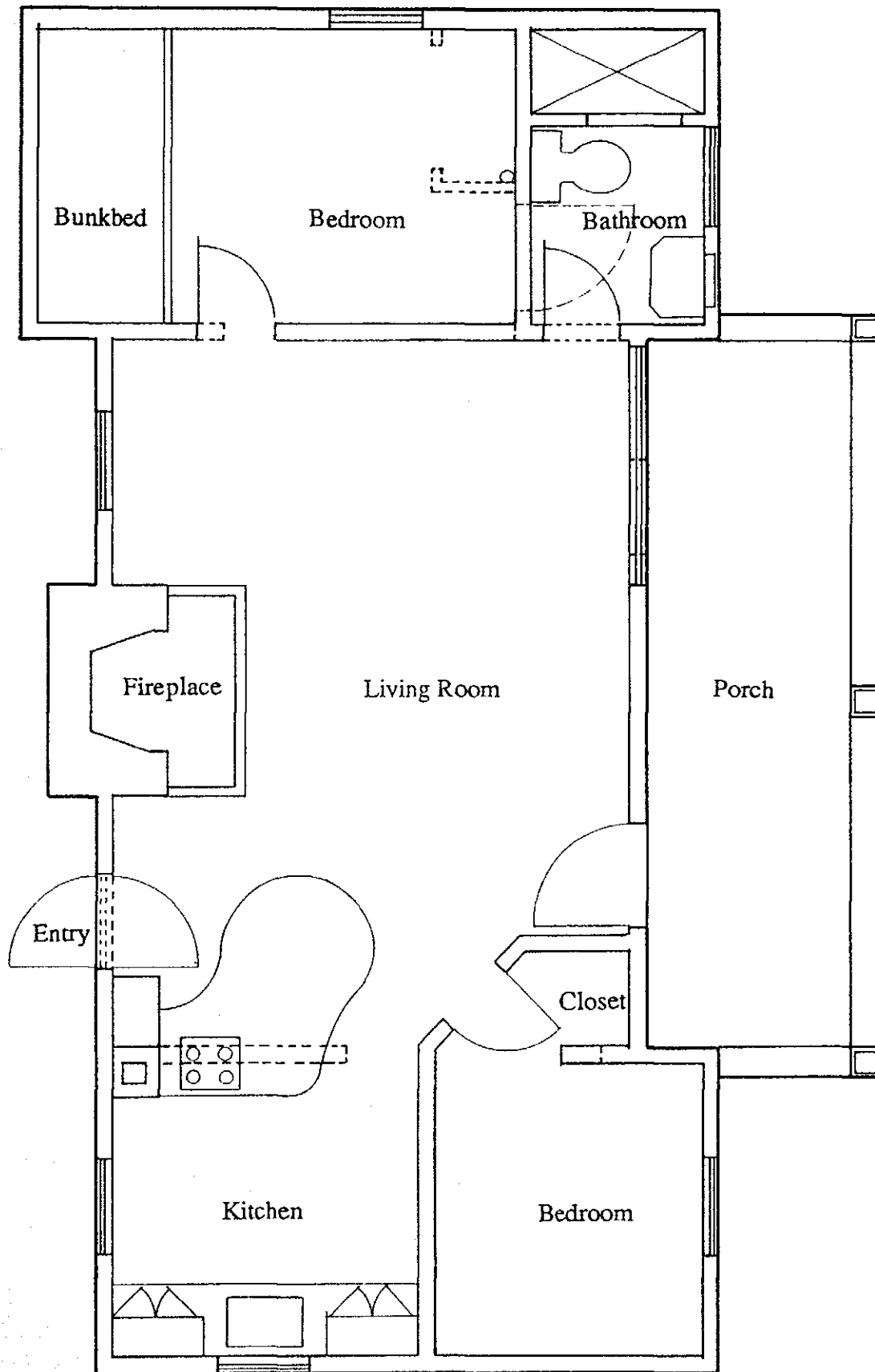
— Existing Feature
----- Original Feature Removed

Scale: 1/4" = 1' - 0"



Model #2 - Cabin #5

Horsethief Basin Resort
HABS No. AZ-158 (Page 21)

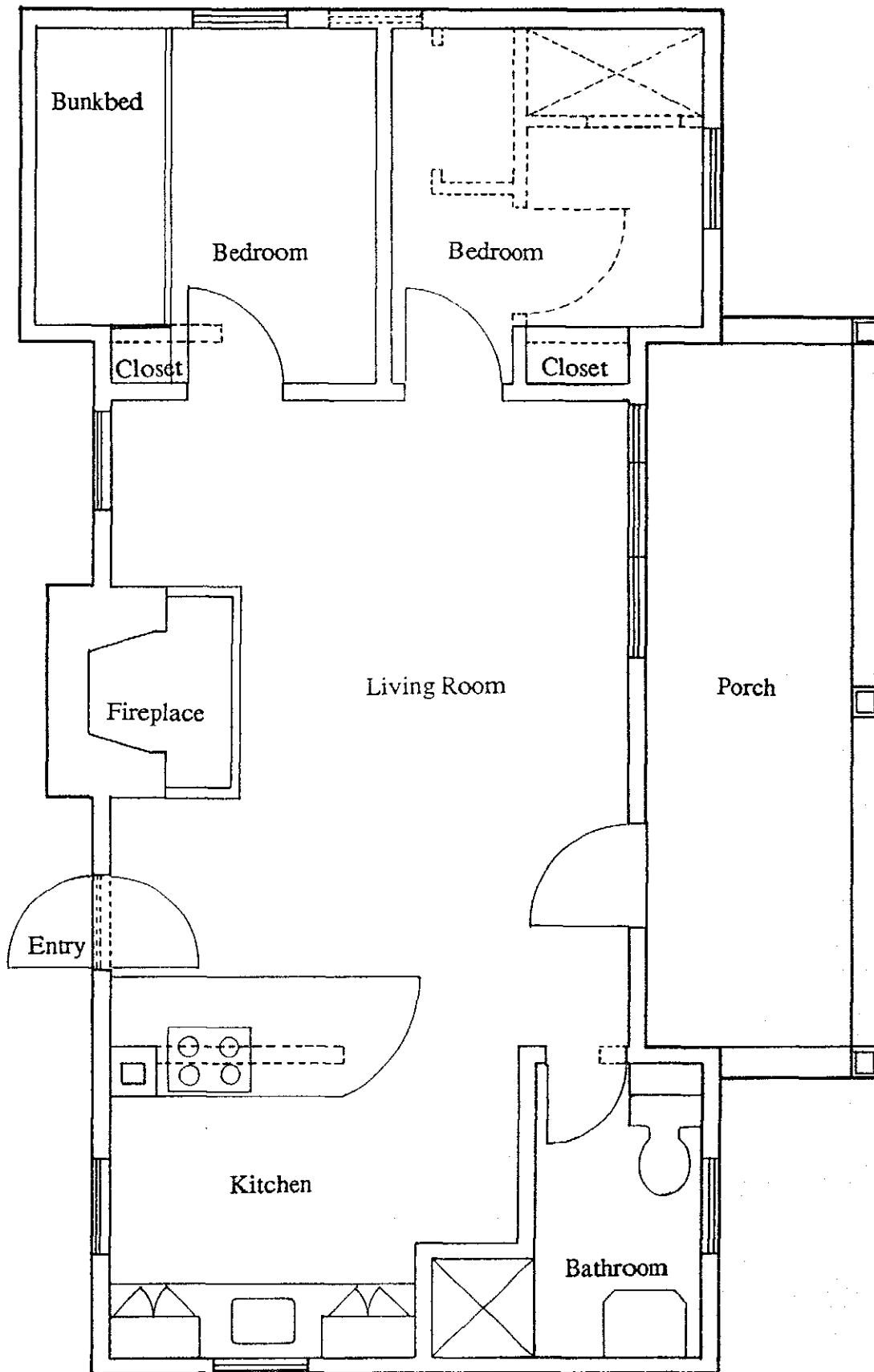


Scale: 1/4" = 1' - 0"



Model #2 - Cabin #10

Horsethief Basin Resort
HABS No. AZ-158 (Page 22)

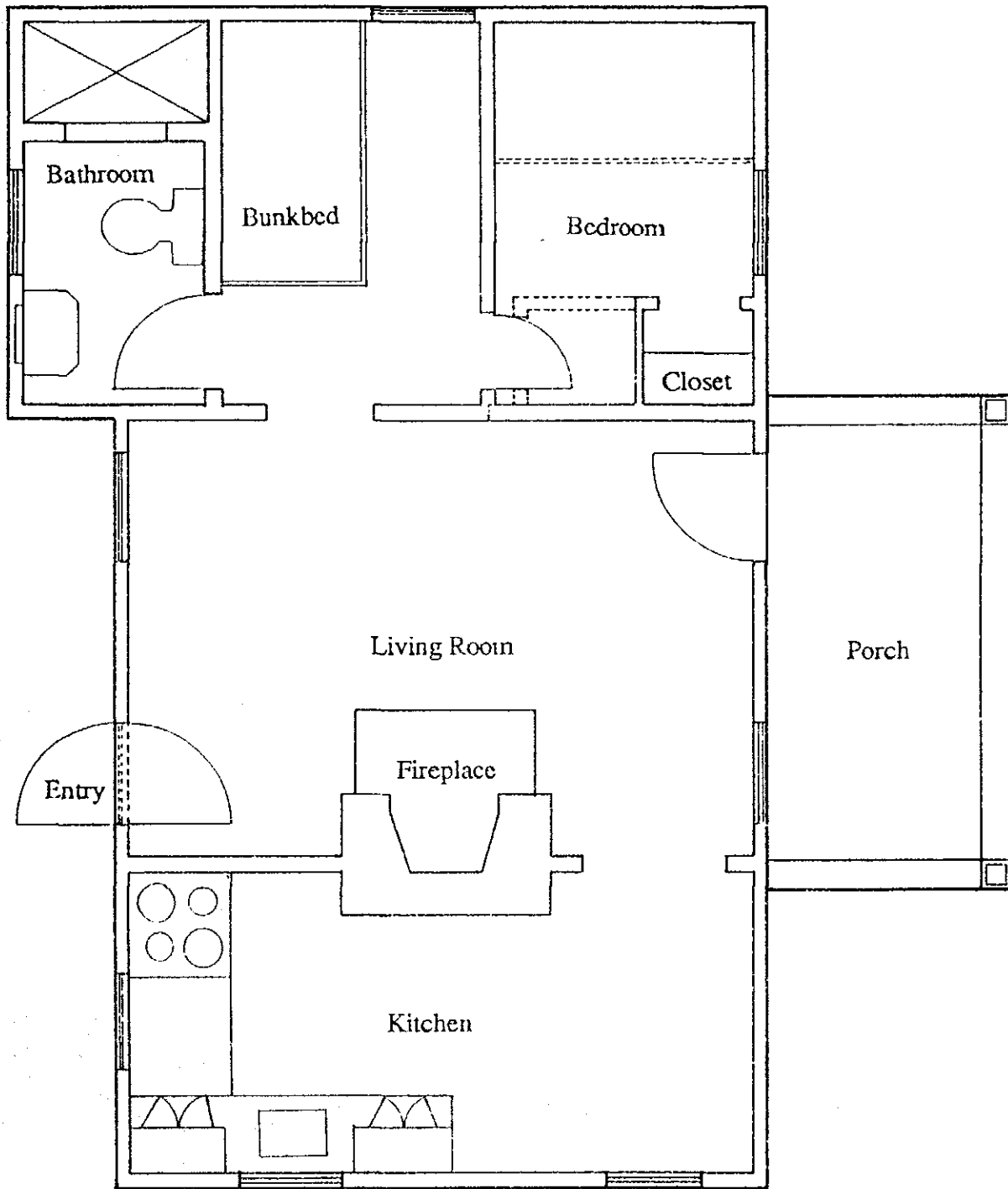


— Existing Feature
- - - - Original Feature Removed

Scale: 1/4" = 1' - 0"



Model #3 - Cabin #7



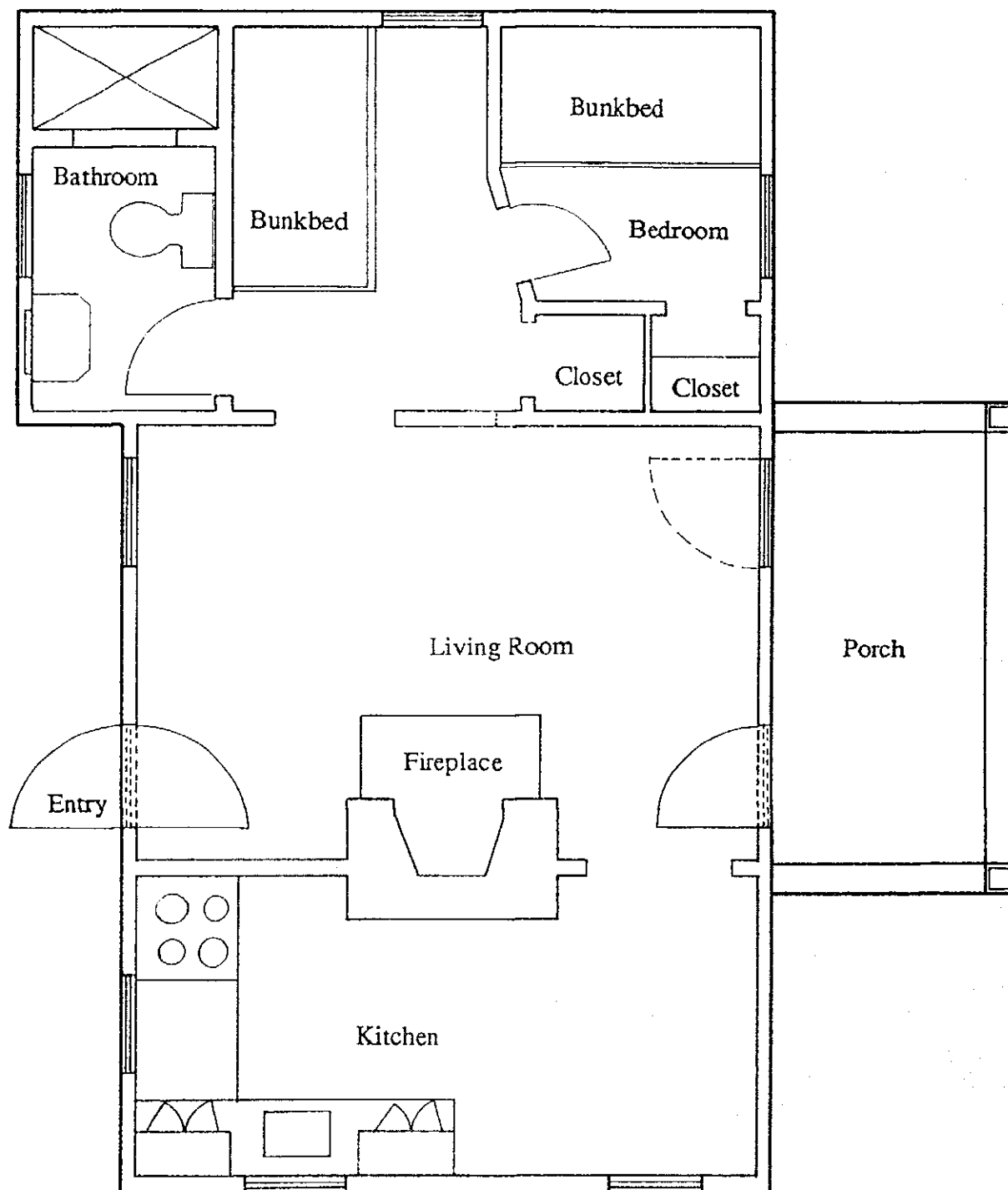
— Existing Feature
- - - Original Feature Removed

Scale: 1/4" = 1' - 0"



Model #3 - Cabin #8

Horsethief Basin Resort
HABS No. AZ-158 (Page 24)



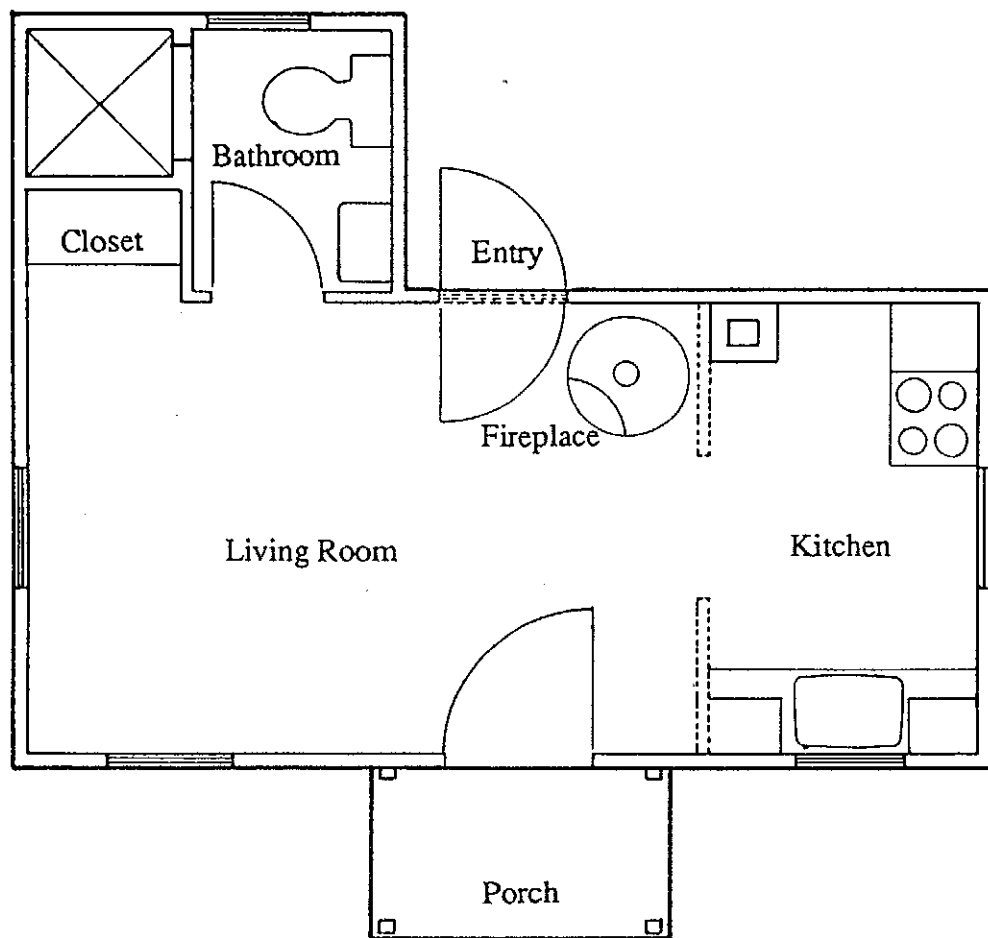
— Existing Feature
----- Original Feature Removed

Scale: 1/4" = 1' - 0"

North

Model #4 - Cabin #4

Horsethief Basin Resort
HABS No. AZ-158 (Page 25)

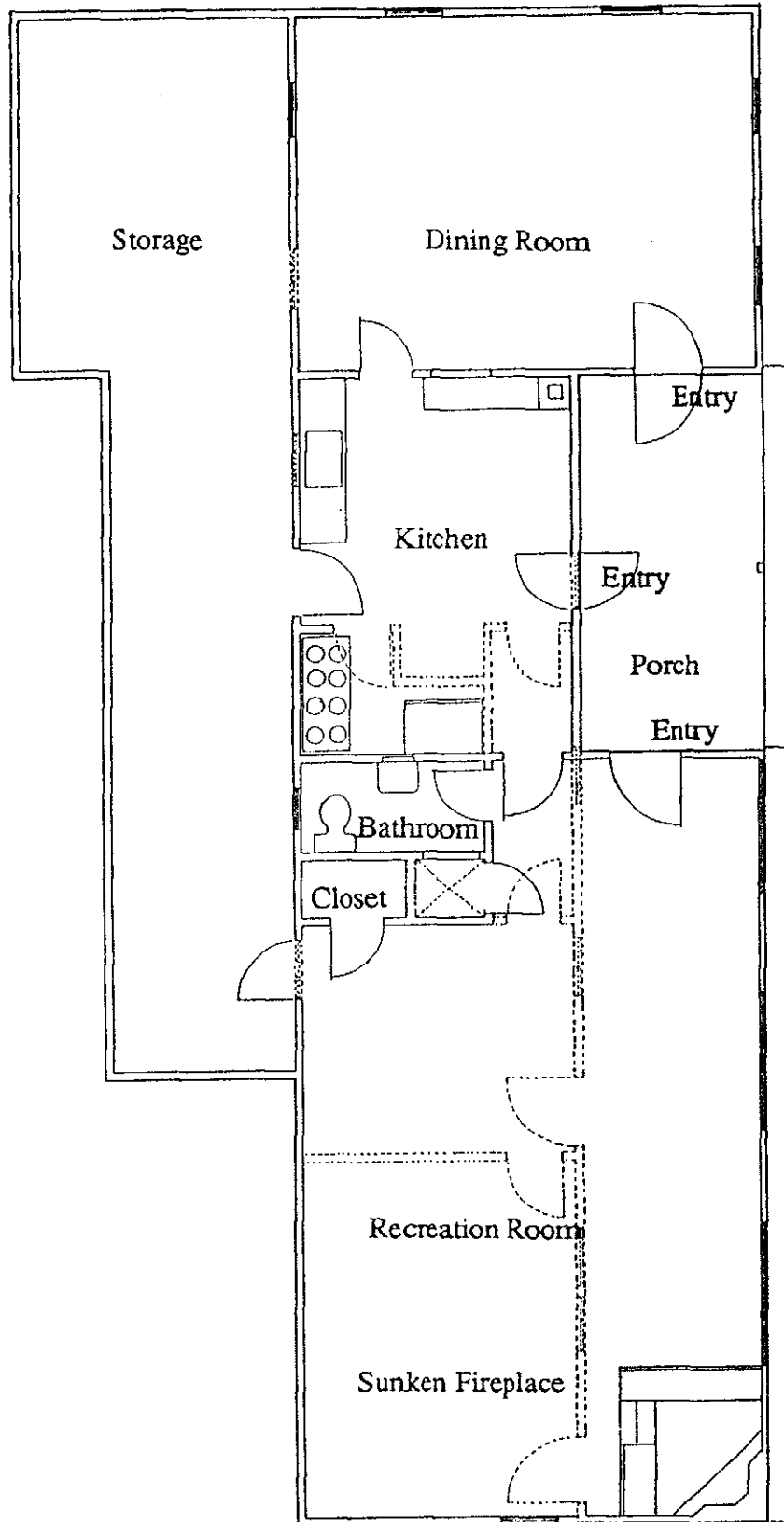


Scale: 1/4" = 1' - 0"



General Store

Horsethief Basin Resort
HABS No. AZ-158 (Page 26)



— Existing Feature
----- Original Feature Removed

Scale: 1/8" = 1' - 0"

↑
North